

Nizells Avenue Hove



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£2,000 Per month



3
BEDROOM

1
RECEPTION

3
BATHROOM

About the property

This rarely available, uniquely designed, and beautifully decorated first-floor flat is situated in a prime location directly opposite St Ann's Well Gardens, just a short walk from the vibrant shops and cafés of Seven Dials.

Upon entering, you're welcomed by an exceptionally spacious landing leading to two generously sized double bedrooms with built-in storage, one featuring an en-suite bathroom. There is also a well-sized office with a built-in desk and shelving, which can be utilised as a single bedroom if desired.

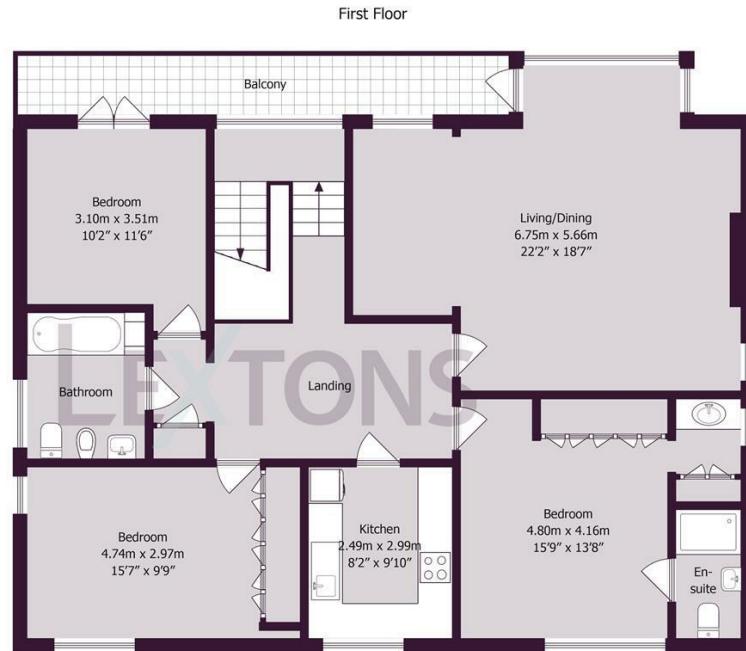
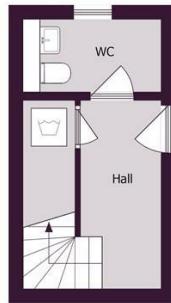
The property boasts a spacious lounge/diner with stunning views over St Ann's Well Gardens and direct access to a large south-facing balcony. A separate kitchen, complete with white goods, and a family bathroom with a bath and overhead shower complete this lovely home.



SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Entrance on Ground Floor



Approximate gross internal floor area 124.4 sq m/ 1339 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LEXTONS

Call our lettings team to arrange
a viewing appointment:

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